

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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many questions and important
contact information -**

“Who Ya Gonna Call?”

GSMOL Board of Directors

What are those extra numbers on the address label?



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*See map on
page 15 for
Zone
boundaries.*

GSMOL ELECTION 2022

GSMOL is taking applications for positions on the GSMOL State Board of Directors. Any GSMOL member in good standing is eligible to run for office. The positions which are open for the 2022 -2026 term are:

President
Vice President at Large
Vice President for Resident Owned Communities
Vice President Zone A-1 (must be a resident of Zone A-1)
Vice President Zone B (must be a resident of Zone B)
Vice President Zone B-1 (must be a resident of Zone B-1)
Vice President Zone D (must be a resident of Zone D)

GSMOL also invites members to submit proposals for amendments to the State Bylaws, and these will also be voted upon in the election. Ballots will be distributed by mail to all members in January 2022.

More information can be found at www.gsmol.org/election-2022



As I sit here on this Memorial Day Weekend, I am so thankful for all that we enjoy. In addition, I have to say, it is wonderful to be looking toward a more "normal" life just around the corner. I think all of us are looking forward to the opportunity to be able to speak to you, our members, in person again. This has been a very hard 1 ½ years for everyone.

And, again, looking to the future, I am happy to say that so much progress has been made, even in the face of a pandemic. Our financial house is in the best shape it has been in years. And for that we owe a thank you to you, the members, for your renewals and donations, and also to our phenomenal treasurer, Shelley Parker. The job she has done has been amazing.

And then there is Sacramento and the work that has been done there this year. Our lobbyist, as usual, is working nonstop to help us pass the bills that are so important. And, so far, we are looking pretty good on that front. Our attorney has also been in the forefront of these bills and has been a constant support to her. As has our head of the Legislative Action Team, Roger Johnson.

But that is not the most important part of what is going on. We, the GSMOL board, owe a debt of gratitude to all of the regional managers, associate managers, chapter leaders and members at large. You are on the front lines and keep us informed of all that is going on so we can try to be ahead of the curve. This allows us to do the job you elected us to do. So, we owe you a huge debt of gratitude.

So, we move along and continue to do the jobs we were given and now that we can actually see all of you in person again, we have nowhere to go but up. And for that, we thank all of you.

With that said, we are still encouraging everyone to stay as safe as possible while still enjoying all life has to offer as much as possible.

Linda Nye, President GSMOL



This Issue's Featured Home

This is a unique **"Vintage" Surfer's home**. This place is located in Surf City Beach Cottages in Huntington Beach, just a half-block from the City Beach. It is owned by Bruce Gordon, a Quality Control Inspector and a Surfer. His place is unique in every way. He said that he was inspired by a Spanish-style home down the street that had vines growing on it, and what started out as a box-like mobile-home became a one-of-a-kind vine-covered natural habitat. It is naturally insulated for heat and cold because of the vines.

The inside of the home is marvelous - bamboo walls with unique hanging rugs, tiki masks, surfing and other photos. Some of the lamps are made of bamboo and other tropical items. On the porch is a huge tiki by the door, and out in front are more tikis and tropical vegetation. Marvelous!

Last Issue's Featured Home

The photo shown on the cover of the October/November/December 2020 issue of *The Californian* is of a remarkable home located in the Mira Mar Manufactured Home Community in Oceanside. This photo helps show the added "emotional investment" and customization to make homes unique and special!

Over the years we have shown both new homes and "vintage" homes. One can appreciate what others have been able to accomplish to make these "show case" examples.



Once again, the 2021 Legislative Session is directly impacted by the COVID-19 Pandemic (just like 2020). Both the Assembly and Senate Leaders have requested their Members to reduce the number of bills being carried for this Legislative Session.

SB 64 is no longer being 'carried' for the 2021 Legislative Session. This bill (COVID -19 related – Leyva) has become a '2-year bill', which means it can be re-introduced in the 2022 Legislative Session.

AB 861 (Bennett) a.k.a. The Subleasing Bill. This Assembly bill basically says, if the Park can rent homes to other than employees, then the homeowners in the Park can rent homes to other than employees of the Park. AND, if homeowners in the Park cannot rent homes to other than employees of the Park, then the Park Owners and Managers cannot rent homes to other than employees.

This Bill, AB 861, has passed through Assembly Housing Committee and the Assembly Floor vote, and is currently scheduled to be heard by the Senate Judiciary Committee on Tuesday, June 15, 2021.

GSMOL SUPPORTS and refers to this Bill as, What is good for the Goose is good for the Gander.

AB 1061 (Lee) a.k.a. The Water Service Charge Bill. This Assembly bill protects Mobilehome Owners from service charges disguised as 'additional' and 'free' rent for Park Owners. Some Parks are making as much as an extra \$50,000 to \$250,000 per year from 'service charges' and 'water delivery fee charges'.

This Bill, AB 1061, has passed through the Assembly Housing Committee and the Assembly Floor Vote and is waiting to be heard by the Senate Judiciary Committee, possibly on Tuesday, June 22, 2021.

GSMOL SUPPORTS AB 1061

AB 978 (Quirk-Silva) a.k.a. The Rent Cap Bill. This is the third consecutive year that a 'Rent Cap Bill' has been introduced to the State Legislature. As of Friday, June 11, 2021, the author, Assemblywoman Quirk-Silva, has introduced some amendments to this Bill.

The GSMOL Attorney, Lobbyists and LAT are currently reviewing the amendments to AB 978.

GSMOL does not have an 'official position' at this time, but does reserve the right to do so, while reviewing.



Bob Fleak, A True Patriot By Bill Weagle of Barber Insurance

Today we have lost a dear friend. When I think of Bob, of course the phrase "dear friend" first comes to mind, but Bob was so much more than that. So much more to me, to all of you, to his family, to his neighbors and to our country. He was a loving husband to his dear "bride" (*he always referred to Dottie in that way - even after 60 years* 😊). He was a valued citizen, there to help whoever was in need. He was a true Patriot, and he was a proud American.

We will all remember him as a true gentleman, filled with an inexhaustible purpose and drive aimed at advocating for the rights of each and every one of you that resides in the Mobile Home Community. He was determined, persistent, kind and relentless when it was needed, all qualities that were necessary to get the job done. His efforts improved the quality of life for all of us. And he did it all selflessly, for the good of all, without ever expecting anything in return.

We all know that Bob served in the military - he served in not only one but two branches. He and I often talked about his experiences in Korea as if it were yesterday. He was so damn proud of that, it almost hurt...I have little doubt that his favorite part of his luncheons was the "Pledge of Allegiance"...When I read the following poem, I can't help but see how it relates not only to his military service but to his service to all of us and the GSMOL family:

A Final Salute...

Time to come home dear brother
Your tour of duty through
You've given as much as anyone
Could be expected to do
Just a few steps further
The smoke will start to clear
Others here will guide you
You have no need of fear

You have not failed your friends
You clearly gave it all
And through your selfless actions
Others will hear the call
So take your place of honor
Among those who have gone before
And know you will be remembered
For now and evermore

**I salute you my fellow Veteran and wish
you Godspeed..**

Love ya brother,

Bill Weagle
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Three Ways to Help GSMOL Help You – Re-Up, Reach Out, Step Up

Anne Anderson, Membership Committee Chair

RE-UP!

The obvious thing is to **keep renewing YOUR membership each year**. Your membership dues pay for the operation of our organization, including our Home Office and office staff, *The Californian* magazine, our website, our lobbyist in Sacramento, and our attorney. If you do none of the other things on this page, at least keep your membership up to date. **THANK YOU** for your support!!!

We are continuing our “pandemic discount” prices, and you may renew early if you wish. To renew on our website, go to www.gsmol.org and click on the yellow “Renew Your GSMOL Membership” button. See below for the discounted membership prices.

One-Year Individual Membership	\$20.00
Three-Year Individual Membership	\$60.00
One-Year Memberships for Individual plus other resident of household	\$30.00 for both

REACH OUT!

Tell your friends and neighbors about GSMOL. If they are online, send them to our website, where they can find information about us and, hopefully, join us.

If they are not online, share your *Californian* magazine with them, or download our basic handout, called "Who We Are", for them. The handout includes an application form. (This handout is available in English, Spanish, and Vietnamese, and can be downloaded at <https://www.gsmol.org/resources/chapter-resources/>)

STEP UP!

We need two important contacts in every mobilehome park in California!

A **Legislative Contact (LC)**, who acts as a liaison with the statewide Legislative Action Team (LAT) Committee to help the residents in their park to support our bills in the State Legislature. See more about the LAT and LCs under the LEGISLATION tab at www.gsmol.org

A **Membership Coordinator (MC)**, who is a member of the statewide Membership Action Team (MAT) to help bring in new GSMOL members in their park, find potential leaders, and if necessary, build a GSMOL Chapter. Find out more about the MAT under the GROWING GSMOL tab at www.gsmol.org.

In order to take on one of these roles, you only need to have email and be willing to work within your park to make a difference for GSMOL and homeowners all over the state. **The rewards will come back to you as we are better able to serve our members due to your help!** And if you have aspirations to leadership, being an LC or MC could put you on the path to becoming a Chapter officer, an Associate Manager, or other GSMOL leader. **We must be always growing new leaders, or what will happen to GSMOL when our present leadership has retired?**

If your park has a GSMOL Chapter, these positions are appointed by the Chapter officers. If you don't have a Chapter, any GSMOL member wanting to volunteer for either of these positions in their park should contact their GSMOL Zone Vice President. (Find their information on page 2). If you can't reach your Zone VP, contact Roger Johnson (rjconsult1@gmail.com) for LC, or Anne Anderson (a.bushnell.anderson@gmail.com) for MC.

Monthly GSMOL luncheons in Petaluma to resume By Dick Heine

The long running monthly luncheons for MH residents were stopped due to the pandemic but were rescheduled starting in May. They are held on the third Friday of each month at the Boulevard Café in Petaluma. Long time GSMOL member Bob Fleak had hosted these luncheons for many years and had brought in such speakers as State legislators, city and county officials, attorneys and GSMOL presidents. Bob had taken a well-deserved retirement from his facilitating these luncheons and Roger McConnell (a former Zone VP and GSMOL board member) agreed to take on the job. Many thanks to Bob for all of his work over the years in making this the longest running GSMOL meeting and many thanks to Roger for continuing the tradition.

RIP Bob Fleak

With great sadness we announce the passing of Bob Fleak, long time GSMOL member and MH advocate. Bob lived in Rancho Grande MHP in Rohnert Park and was the founder of the over twenty years of monthly GSMOL luncheons in Petaluma. More about Bob in the next issue of *The Californian*.

AVAILABILITY OF COMMON AREA FACILITIES AS COVID-19 RESTRICTIONS EASE

ABOUT THE AUTHOR: MR. STANTON HAS BEEN A PRACTICING ATTORNEY SINCE 1982 AND HAS BEEN REPRESENTING MOBILEHOME RESIDENTS AND HOME-OWNERS ASSOCIATIONS AS A SPECIALTY FOR OVER 30 YEARS. HIS PRACTICE IS LOCATED IN SAN JOSE, AND HE IS THE CORPORATE COUNSEL FOR GSMOL.

NOTE: GSMOL encourages homeowners to stay tuned to their news for further developments as the situation changes.

At the start of the COVID-19 pandemic, GSMOL received many questions and concerns from our members regarding the closure of clubhouses, pools and other common area facilities due to the virus, and the issuance of “stay-at-home” and “shelter-in-place” orders at both the State and local County levels. GSMOL posted a website message recommending that Members obey those government orders and to avoid the risk of using the common area facilities during pandemic conditions for their own health and well-being. GSMOL also advised that due to these unique conditions, County Health Orders and Governor’s Emergency Declaration would take temporary precedence over the Mobilehome Residency Law (MRL) when it comes to the park owner’s Civil Code 798.24 obligation to make common area facilities “open or available” to park residents “at all reasonable hours”. There were, and in some places still are, significant health reasons for keeping facilities closed, and depending upon the colored “tier” level which applies to a given County, common area facilities might still be prohibited by law from being “open and available”. Park owners may be advised by their insurance carriers that they cannot open facilities in violation of such Orders without risking uninsured loss. The virus was not the fault of anyone, including the park owners, and we all should listen to and follow health directives being issued by government leaders during these challenging times.

The above-referenced message was posted on the GSMOL website in April, 2020, and was very relevant for the times when much was still unknown about the virus, vaccines were months away from being developed and a strict “shelter-in-place” was ordered throughout California. However we now find ourselves in far different circumstances. Vaccinations are finally progressing at a reasonable pace, providing hoped-for immunity for many Californians. County health orders are being modified to allow limited “in person” gatherings and the re-opening of

indoor establishments as Counties move out of the “purple tier” into less restrictive tiers. And the state-wide “stay-at-home” Order has been lifted. Under these circumstances it is reasonable to expect that common area facilities in mobilehome parks can now start to re-open under limited conditions, and in compliance with what each County allows. GSMOL’s concern is that park owners not use the pandemic as an excuse to keep their common area facilities permanently closed, regardless of what the local County allows. To do so would not be “reasonable” under Civil Code 798.24, and would amount to a violation of the MRL.

A park owner is a “business” just like a restaurant or a retailer. Thus, when a County allows “businesses” to resume limited operations, this applies to park owners as well, and arrangements should be made to allow clubhouses, pools and the like to re-open subject to whatever safety protocols the County requires. This includes limited occupancy, sanitization, mask-wearing and social distancing. A park owner is well within its right to limit usage according to what the County requires. But concerns about the cost or labor involved in such a re-opening should not be the basis for a park keeping its facilities locked up. It is still management’s obligation to follow the MRL, regardless of the virus, and to take whatever steps are available to re-open. Management and its employees might need to be trained in proper safety procedures and become more vigilant about the number of persons using the facilities. But this “extra work” would not justify a discretionary closure of facilities. Park Owners should be guided by what the County allows, rather than the cost to implement County safety protocols.

There are many “moving parts” to this issue, and conditions are sometimes changing day-to-day. Vigilance and adaptability are required. But we are now at a point where we can recommend the following advisory policy for GSMOL members on this issue:

1. Follow and closely monitor the health Orders being issued by your local County. Look for any Order which lists “stay-at-home” restrictions and allows businesses to resume “indoor” or “outdoor” activities.
2. At such point as guidelines for your County confirm that businesses can resume “indoor” operations, ask your park management in writing whether common area facilities shall be allowed to re-open consistent with those County health guidelines.
3. If you receive no response from management, or receive a reply that seems contrary to County health guidelines, contact your County officials to obtain verification that the park IS able to re-open any of its facilities safely in compliance with County guidelines. Obtain that verification in writing if possible.

(Continued on Page 7)

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4. Communicate the County response to park management and request that management re-open facilities based thereon and provide the safety guidelines for usage.
5. If park management refuses, consider making a claim for a “service reduction” pursuant to your local rent stabilization ordinance if you have one which contains such a provision. Or consult with an attorney about a possible breach of contract or MRL violation. A resident can also go on-line and file a claim with the Department of Housing and Community Development (HCD) pursuant to the new Mobilehome Residency Law Protection Program (MRLPP).

Other relevant Questions and Answers:

Question: Can a park owner use new Civil Code 1942 (b) as an excuse to keep common area facilities permanently closed?

Answer: NO. Civil Code sec. 1942.9 was enacted in January, 2021 as part of SB 91. It provides in subsection (b) that a landlord who temporarily makes unavailable a service or amenity in compliance with federal, state or local public health orders or guidelines shall not be considered in violation of a rental agreement or to have reduced services under any rent control ordinance. The key language here is that the closure must be “in compliance with” government orders. If State or local government allows facilities to re-open, then a park owner cannot be deemed to be “in compliance” with those Orders if facilities remain closed, and this new law would not shield them from liability.

Question: Can a park be required to re-open an outdoor facility such as a pool, even if indoor facilities are not re-opened?

Answer: YES, if the local County health Order so allows. On March 22, 2021, an Administrative Hearing Officer issued a decision under the City of Hayward’s Mobilehome Ordinance in favor of the residents of Mission Bay Mobilehome Park, who had filed an application for a rent reduction due solely to the closure of the pool. The hearing officer found that the park owner did not re-open the pool at such time as Alameda County allowed it to do so, and could not in its discretion keep the pool closed without triggering a “service reduction” under the Ordinance. It was ordered that each resident was entitled to a one-time rent rebate equal to 1.5% of the monthly rent paid for the months of September and October, 2020 when the pool remained closed contrary to County health Orders.

Question: Can a park owner require a resident to sign a “COVID-19 Release/Waiver” form as a condition of using common area facilities?

Answer: Yes, as long as the “Release/Waiver” is specifically limited to COVID-19 related illness. It is reasonable for a park owner to say that it cannot be an absolute guarantor that residents will not catch the virus, and require a reasonable waiver and release. But this should not extend beyond COVID- related illnesses. And it would not excuse the park owner from taking whatever steps are required to provide a safe environment. Failure to do that could effectively void the “Release/Waiver”.



Sign up to get *The Californian* by email!

Here is a convenient way to receive *The Californian* that saves money and provides other benefits!

Some members find that the print in the email version is sharper and easier to read, and the font size can be increased to help those with vision problems.

If you choose to receive the email edition, you will save GSMOL considerable printing and postage costs, which in turn saves your membership dollars for other important work we do in the Capitol, your cities and counties, and your parks.

We realize that some members still like turning the pages of the hard copy. If that is your preference, there is no need for you to do anything to continue to receive your magazine by postal mail as you always have. But for those who would like to switch to the email version, please contact Lorraine in the Home Office, 800-888-1727 between 10:00 AM and 2:00 PM weekdays, or email her at gsmolgoldenstate@gmail.com. You may also make this choice when you renew your membership.

By the way, if you are looking for a past issue, you will find an archive of *The Californian* on our website www.gsmol.org in the Members Area! An index to the articles is included.

ZONE REPORTS

ZONE A REPORT

By John Bertaut

Zone A Vice President

Zone A highlights continue to be the forward movement of a Rent Stabilization Ordinance (RSO) in El Dorado County. Thanks to the efforts of Region 11 Manager, Tami Janies and her team, a Town-Hall type meeting, attended by nearly 100 residents, heard an in-person panel discussion on the topic in a high school auditorium on May 10th. Also attending were two County Supervisors.

Represented on the panel were homeowners, park owners, WMA and GSMOL. One significant result is that a study will begin by year's end that will research, among other items, MHP space rent increases over the past several years.

A RSO is in the mix and most people are asking the right questions. We are all hopeful it will reap benefits for mobilehome owners.

ZONE B REPORT

By Joe Nye

Zone B Vice President

Zone B has certainly had it's challenges this year. Ron Hulseby had to resign as the Zone VP because of health issues. I replaced Ron just over a month ago. I had previously been a Regional Manager for Region 13. I now cover the entire area from Alpine County to Bakersfield and points east and west, mostly off the 1-99 corridor.

Now to some of the good news. We are currently reactivating a park in Lodi after some changes there. We are also working on a park in Bakersfield to establish a chapter. In addition, we are looking at the possibility of a Failure to Maintain in Tulare County. So, this adds up to a lot of very busy days ahead. And we are looking forward to being able to get into parks and actually meet people face to face again.

At the same time, we are actively looking for volunteers to help. We need at least 2 regional or associate managers, **DESPERATELY!!** If you like the way we have helped you in the past and would like to get involved, please call me at 209-443-4353. We will welcome you with open arms.

ZONE B-1 REPORT

By Anne Anderson

Zone B-1 Vice President

San Luis Obispo – two parks next door to each other are working on establishing Chapters, and maybe a Super-Chapter with other parks on their street.

Arroyo Grande – I spent about a week working with two real estate agents dealing with a very difficult sale. New home buyers were being asked to sign a **long-term lease with a 6% yearly rent increase**. I told the agents about AB 2782 and that **the terms of the local Rent Stabilization Ordinance (RSO) now override those of any new long-term lease**. However, some of the homes in the park sit on spaces that were added in the 90's, so the law that says that **any homesites (or entire parks) constructed 1990 or later are not eligible for rent stabilization** would prevent anyone buying one of those homes from being able to abide by the RSO. Fortunately, the home in question was not on one of those spaces, but now the agents are alerted to the importance of knowing which spaces in the park are the newer ones. The two agents appreciated all that they learned, and I signed them both up to receive a complimentary subscription to *The Californian*. **Two important takeaways from this: we need to bring back the bill that eliminates the "1990 or later" loophole, and we need to work on educating real estate agents about the laws that apply to new mobilehome buyers in their area.**

Santa Maria – the Ed Fund grant project to get a Rent Stabilization Ordinance adopted is progressing well. Flyers have gone out and responses are coming back, and the team has established good contacts in the Santa Maria parks. They are now working on a petition. **Martha Vazquez, GSMOL's Ethnic Consultant for the Latino community**, is serving as the person that Spanish speakers can communicate with, and has also helped with our Spanish translations.

Ojai – a park in Ojai is working on building a Chapter. We hope to be able to have another Zoom meeting soon.

Thousand Oaks – an Ed Fund Grant project has gotten underway, helping residents of Thousand Oaks MH parks deal with the City's proposed amendments to their Rent Stabilization Ordinance. This effort has resulted in a new Chapter being formed in one of the parks.

ZONE C REPORT

By Mary Jo Baretich

Zone C Vice President

Martha Vazquez and David Loop are working closely with Florence Village Mobile Home Park and Bell Mobile Home Park to purchase their Parks from the City of Bell. David hosted a Conference Call with the GSMOL leaders in both Parks to prepare them for the Request for Proposals (RFP) from the City of Bell. He instructed them on how to register with the State as unincorporated non-profit HOAs, and made suggestions as to who would be the best non-profit corporations to purchase the Parks. David is working on draft letters to go to the City.

(Continued from Page 8)

Martha Vazquez is working with Maria Aguilar on a Rent Stabilization Ordinance for the City of Pico Rivera. Maria has been approved by the GSMOL Board of Directors to fill a position of Associate Manager for Region 3 where Martha Vazquez is the Region Manager.

The Imperial Avalon Mobile Home Park in the City of Carson has been slated to close in 2022 and the property is to be converted to another use. Bruce Stanton is reviewing the Resident Impact Report (RIR) and interfacing with the homeowners.

Bruce is also working with the GSMOL Chapter leaders from Tahitian Terrace in Pacific Palisades to resolve some management issues.

GSMOL Leaders in Long Beach are reaching out to the other mobile home parks in the City to talk about the possibility of getting a Rent Stabilization Ordinance (RSO) enacted. There is a good possibility of a Regional Conference this Summer to stimulate the homeowners into attending the City Council meetings and supporting the RSO to get it enacted this year. We will be using the example set by Anne Anderson in the Santa Barbara County Parks. There is another possibility to utilize Ed Fund budgeted money towards flyers and a conference promoting Leadership and a RSO.

Region 5 Manager Bobbie Magnusson is working with the GSMOL Chapter leaders in the Berrydale Trailer Villa in the City of Garden Grove to stop elder abuse by management and to challenge an encroachment on a lot line.

Additionally, Bobbie is working with the Santiago Creek Estates in the City of Orange regarding serious "trees and driveways" issues. Bruce Stanton is reviewing the lack of maintenance and potential violations by the park management.

ZONE D REPORT

By Bill Seaton
Region 9 Manager

Region 9 is thrilled to welcome David Witzke as the new Associate Manager covering the Palm Springs, Cathedral City, Coachella Valley area. David is the President of Chapter 1517 at Desert Sands in Cathedral City, where he has grown chapter membership by more than 100% in the last year, from about 50 to over 100 active members.

David is working tirelessly to help the residents at Western Village Ranch MHP in unincorporated Palm Springs, who lost their natural gas utility in early March and were without a gas utility for 6 weeks. Rather than invest in fixing the gas utility, the park owner is forcing half of the park's residents onto propane. Not only is

propane considerably more expensive than natural gas for the residents, but the owner has also chosen to cut corners on the installation of the propane tanks and the conversion of appliances and water heaters from natural gas to propane. GSMOL has been coordinating legal and political support to assist residents in their fight to have their natural gas service restored. We are also working on a partnership with Habitat for Humanity of the Coachella Valley in an effort to assist homeowners in the park with other repairs and renovations.

Homeowners at Villa Magnolia MHP in Riverside, CA, have organized to form Chapter 1870 which should become "active" very soon. In just a short three-week period, they have gone from just a few disgruntled people to 30 paid members. Channeling the growing frustration of homeowners at management's unfamiliarity with the Mobilehome Residency Law and rent increases that may violate their local RSO, they have banded together to fight for their rights.

Finally, Bill Seaton (me), President of Chapter 1718, Sun Meadows in Menifee, and former Associate Manager for the Menifee/Hemet area, has become the new Regional Manager for Region 9, covering Riverside County. I am enthusiastically looking forward to visiting chapters in Region 9 and am anxiously awaiting the opening of the state in order to begin holding regional meetings and attending individual chapter meetings. I encourage Chapter Presidents in Region 9 to reach out and introduce themselves as I work to get up to speed.

GSMOL is Coming to Sanger!

Yes, we are resuming our
Regional Conferences!

We will be at Vista del Monte MHP in Sanger (near Fresno) on October 16, 2021. Come and hear our guest speakers, meet with other homeowners and enjoy Joe Nye's Bodacious Barbecue!

Watch our website
www.gsmol.org
for more information.

You've got a problem in your MH park? Or you're not sure whether you renewed your membership? Or you need to find someone to fix your roof, or re-wire your ancient electrical system, or install earthquake bracing?

Who ya gonna call? Well, not the Ghostbusters, we hope – but GSMOL is here to help you find the right resource.

- Let's start with **membership**. Questions or issues regarding your GSMOL membership can be answered by Lorraine, our Membership Coordinator at the Home Office. Call her at 800-888-1727 between the hours of 10:00 AM and 2:00 PM on week days, or email her at gsmolgoldenstate@gmail.com. If your membership question relates to the website, please email to websitemanager@gsmol.org.
- **Problems in your park?** Your nearest GSMOL leader is your go-to person. That might be a Chapter officer, Associate or Region Manager, or Zone Vice President. Associate and Region Managers' information can be found on the Who's Who on page 14, and the Zone VPs are listed on Page 2.
- Problems having to do with **health and safety regulations, inspections, management demands to repair something, and title and registration of mobilehomes**, go to HCD's website at www.hcd.ca.gov.
- Another way to get a question answered is to send an email on the **Contact Us** page on our website. Be sure you know what Region you are in so that your email can be directed to the appropriate GSMOL leader.

Can GSMOL actually help me find someone to fix my roof?

BREAKING NEWS! GSMOL is working on an **Online Directory** which will debut on our website www.gsmol.org soon.

- To begin with, we will feature County Community Resources, which include **housing services, legal aid resources, social services, public assistance resources and veterans services**. We already have the information to feed into this part of the Directory – it comes from the MRL Handbook published by the Senate Select Committee on Manufactured Home Communities.
- We also want to feature **attorneys who know MH law**. We have a list that was compiled long ago, but it is probably out of date. We will contact our local leaders to update the list.
- We might eventually also feature **real estate agents, dealers in MH products, and MH repair services**. We would only list those recommended by our members, and we would have a warning that GSMOL is not endorsing them and that your experience may vary.

Finally, a lot of questions can be answered without calling/emailing anybody. Just fire up your web browser:

- On the **GSMOL website**, www.gsmol.org:
 - **Mobilehome Q & A** (Knowledge Base) – a lot of these are from the MRL FAQ published by the Senate Select Committee for Manufactured Home Communities, but there are also topics like HCD, the MRL Protection Program, and Resident Owned Parks.
 - Under the **RESOURCES** tab you can find downloadable GSMOL **forms, handouts and booklets**; view and search the **2021 MRL**; and find out about **HCD resources, selling your home, buying your park, and making a disaster preparedness plan for your park**.
- **HCD's Find a Park website** can give you information about your park and any other park in HCD's records. This includes the name and address of the owner (or the company that has the permit to operate). The web address is <https://casas.hcd.ca.gov/casas/cmipMp/runQuery>.
- **The Ed Fund Academy website** has "courses" on the MRL and Title 25 (HCD Codes & Standards). The main blog features "Your Rights Bytes" and announcements of the Ed Fund's Virtual Townhall presentations. The web address is <https://mobilehomeresidentadvocate.blogspot.com>.

Our final advice is to **get to know a GSMOL leader**, especially if your park does not have a GSMOL Chapter. Reach out to your Associate or Region Manager, or if you don't have either of those, to your Zone VP. Even if you don't have any problems or questions, it's good to know who your go-to person is.

It was only \$1 per year! Not much really! But the cost should not be measured in cents - but in a seemingly innocuous attempt to increase park owner' profits – and whether we would push back!

This “little” skirmish came about when our park owner tried to recoup the \$10 fee for the MRLPP (MRL Protection Program) that he allegedly “forgot” to pass-through to us last year. To recoup, he decided he would charge us one extra dollar for each of the next 10 years on top of the \$10 annual fee we expected to pay - which would be \$11 for the next 10 years! He claimed the City of San Juan Capistrano was given the responsibility to collect the fee and did not do it and he justified his demand as being imposed by the City, perhaps to intimidate us into compliance.

What he didn't count on was that many of our park residents were GSMOL members and many of us had actively advocated to pass AB 3066 that created the MRLPP. So, we knew what the law said. We knew our rights. We were prepared to push back.

Immediately, our GSMOL Chapter and HOA coordinated a response. We informed our residents to not respond to the letter and be patient while we resolved the problem. We contacted the City and emailed them a copy of AB 3066, which is the law that created the MRLPP program, and we highlighted the terms for collection of the annual \$10 fee to fund it. The law states: 1) HCD shall collect the fee when park owners pay their annual PTO (permit to operate) fee, 2) The annual fee shall not exceed \$10 (*not \$11*), 3) Park owners may pass the fee through to park residents within 90 days of payment of their PTO permit (*therefore they cannot collect it retroactively one year later*), 4) The fee shall not be included in rent, 5) The fee shall appear as a line item, and 6) The fee shall be accompanied by a clear written description of the purpose of the charge! Indeed, this latter “shall” is why many park owners *chose not* to pass through the \$10 fee in 2019 and 2020. They did not want to publicize the significant new protections that the MRLPP would offer residents in advance of it becoming operational on July 1, 2020.

San Juan Capistrano's Housing Director, City Attorney and Chief Financial Officer all weighed in and quickly agreed with our position that a park owner cannot assess the fee retroactively or for an amount in excess of \$10 annually. Our park owner rescinded his demand for the extra \$1 over the next 10 years!

It was only one dollar – a small arrow in the quiver of a park owner's relentless ‘profit strategy’. But if we had let this slip by unchallenged, the next arrow could be more painful.

We won the \$1 skirmish! But we won much more! We knew the rules! We united and we were willing to speak up! And we sent a formative message that we won't be easy to mess with, should there be a next time!

The MRLPP, MRL Protection Program, is a new program (sponsored by GSMOL) that began in 2020 and is housed in HCD, that receives the complaints of violations of the MRL and redirects them to appropriate agencies such as health & safety, criminal, or non-profit legal agencies for action at no cost to the mobilehome resident. Previously (for 40 years), violations of the MRL were “self-enforcing” meaning it was up to the parties in question to enforce the MRL against one another in court. This imbalance of power favored park owners who had attorneys and more money! Most mobilehome residents did not have the time or money to go to court to right a wrong. The residents of my park agree that \$10 a year is inexpensive “insurance” for this new protection.

4600 N. Pershing Avenue, Ste. D, Stockton, CA 95207
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CELL: (209) 507-4541
EMAIL: linda.4947@att.net

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Education Fund Updates

Pilot Programs to Alleviate Poverty – GSMOL leaders, working in partnership with the Ed Fund under a grant from the **Catholic Campaign for Human Development**, are carrying out projects aimed at helping low-income MH owners. The aim is to organize the residents and help them to achieve “institutional change” – which could be in the form of establishing a Rent Stabilization Ordinance, assisting the homeowners to buy their park, or any other outcome that makes housing more affordable for MH owners. The pilot program targets the Diocese of Los Angeles, which includes LA, Ventura and Santa Barbara Counties, but we hope to move into other Dioceses with this program if we continue to get grants from CCHD. Read more details about the projects we are working on in the Zone B-1 and Zone C reports.

Our “Telephone Townhalls” have become “Virtual Townhalls”, allowing audience members to attend via Zoom or call in on a telephone. We have had two Virtual Townhalls so far, featuring GSMOL General Counsel Bruce Stanton, on February 19 and April 10. **Our next Virtual Townhall with Bruce Stanton is planned for July 10 at 10:00 AM.** Details will be posted on the Ed Fund website (see link below).

Golden State Manufactured Home Owners Education Fund
A 501(c)(3) corporation in partnership with GSMOL

<https://mobilehomeresidentadvocate.blogspot.com>



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(Associate members do not own manufactured homes. They do not have voting rights and cannot hold office in GSMOL, but do receive The Californian magazine)

Park owners, managers or employees are not allowed to be GSMOL members.

- ☐ **ONE-YEAR INDIVIDUAL MEMBERSHIP FOR \$20**
☐ **ONE-YEAR INDIVIDUAL PLUS HOUSEMATE FOR \$30**
☐ **THREE-YEAR INDIVIDUAL MEMBERSHIP FOR \$60**
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(DUES ARE NON-REFUNDABLE)

First Name Initial Last Name

Daytime Phone Number Alternate Phone Number

Email Address

First Name - Spouse/Partner/Parent/Adult Child Initial Last Name

Daytime Phone Number Alternate Phone Number

Email Address

Park Name

Street Address Space Number

City State Zip Code

☐ New Member

☐ Renewing Member

GSMOL Chapter # _____

Check # _____ / CASH

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Check# _____ Amount _____ Date _____



Form 100
Rev 06/21

GSMOL "WHO'S WHO"

ZONE A

REGION 4

COUNTIES: *Butte, Glenn, Shasta, Siskiyou, Tehama and Trinity*

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP.

REGION 11

COUNTIES: *Amador, El Dorado, Lassen, Modoc, Nevada, Placer, Plumas and Sierra*

REGION MANAGER Tamara Janies

5840 Pony Express Trail, #15
Pollock Pines, CA 95726
Phone: (530) 391-1423
tjanies@comcast.net

REGION 14

COUNTIES: *Colusa, Sutter, Sacramento, Yolo and Yuba*

REGION MANAGER Bob Van Cleef

381 Spreading Oak Ln,
Rancho Cordova, CA 95670
Phone: (408) 391-0466
bob@vancleef.org

ZONE A-1

REGION 1

COUNTIES: *Alameda, San Mateo, Contra Costa, Santa Clara and San Francisco*

REGION MANAGER Martha O'Connell

3300 Narvaez Ave., #31
San Jose, CA 95136
homeownersforequity@gmail.com

ASSOCIATE MANAGER

Gary C. Smith

390 Millpond Dr.
San Jose, CA 95125
Phone (408) 975-0950
garyslighthouse@comcast.net

REGION 2

COUNTIES: Del Norte, Humboldt, Lake, Marin, Mendocino, Napa, Solano and Sonoma

REGION MANAGER Hilary Mosher

P.O. Box 2474
McKinleyville, CA 95519
Phone: (707) 839-5079
hilmosh@gmail.com

ASSOCIATE MANAGERS Ernesto Ponce de Leon

300 Stonypoint Rd., #515
Petaluma, CA 94952
Phone: (707) 981-7605
ernest.deleon@comcast.net

Carol Werner

115 Merida Drive
Sonoma, CA 95476
Phone: (707) 935-1235

ZONE B

REGION 12

COUNTIES: Fresno, Inyo, Kern, Kings, Madera and Tulare

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP.

ASSOCIATE MANAGER Debra Hulsey

530 W. Hermosa St., # 20
Lindsay, Ca 93247
Phone: (559) 586-3888
ronniehulsey@yahoo.com

REGION 13

COUNTIES: *Alpine, Merced, Calaveras, Mariposa, Mono, San Joaquin, Stanislaus and Tuolumne*

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP.

ZONE B-1

REGION 8

COUNTIES: *San Luis Obispo, Santa Barbara and Ventura*

REGION MANAGER Jamie Rodriguez

519 W. Taylor St., #277
Santa Maria, CA 93458
Phone: (805) 478-8356
jaminrod@aol.com

ASSOCIATE MANAGER *Ventura County*

Jill Martinez

213 Iris Way
Ventura, CA 93004
Phone: (805) 982-0013 Cell
jillmartinez2010@gmail.com

ASSOCIATE MANAGER *South Santa Barbara County*

Valerie Watt

Blue Skies MHP
4280 Calle Real, #98
Santa Barbara, CA 93110
Phone: (805) 722-8518
sunnywatt21@gmail.com

REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

REGION MANAGER Richard Halterman

1099 38th Ave., #16
Santa Cruz, CA 95062
Phone: (831) 476-0337

ASSOCIATE MANAGERS

John Mulhern

1555 Merrill St., #117
Santa Cruz, CA 95062
Phone: (831) 476-7066
Jemul62@cruzio.com

Candi Walker

2395 Delaware Ave., #32
Santa Cruz, CA 95060
Phone: (831) 713-5054
Ckwalk.walker@gmail.com

ZONE C

REGION 3

Los Angeles County

REGION MANAGER

Martha Vazquez

17350 E. Temple Ave., #379
La Puente, CA 91744
Phone: (626) 820-3909
vmargsmol@yahoo.com

ASSOCIATE MANAGERS

Maria Aguilar

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Pico Rivera, CA 90660
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maguilargsmol@gmail.com

Morena Padilla

17350 Temple Ave., #235
La Puente, CA 91744
Phone: (626) 780-4257
morenap_65@yahoo.com

REGION 5

Orange County

REGION MANAGER

Bobbie Magnusson

300 N Rampart St., #167
Orange, CA 92868
Phone: (714) 937-1656
hmbbamco@earthlink.net

ASSOCIATE MANAGER

Nancy Agostini

21752 Pacific Coast Hwy, #2A
Huntington Beach, CA 92646
Phone: (714) 625-3321
2016summerbeachlife@gmail.com

REGION 6

San Bernardino County

REGION MANAGER

Carl Laughman

9800 Baseline Rd., #7
Rancho Cucamonga, CA 91730
Phone: (626) 497-5775
warrior_721@yahoo.com

ASSOCIATE MANAGER

Julie Bell

2598 Ayala Dr., #75
Rialto, CA 92377
Phone: (909) 874-4058
jujamsam@gmail.com

ZONE D

REGION 7

COUNTIES: *San Diego and Imperial*

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP.

ASSOCIATE MANAGERS

Victor Roy

200 N. El Camino Real, #422
Oceanside, CA 92058
Phone: (760) 439-0069
victoryawaitsyou2@hotmail.com

John Hossick

PO Box 712022
Santee, CA 92072 Phone:
(619) 919-8061
smoac92071@gmail.com

REGION 9

Riverside County

REGION MANAGER

Bill Seaton

27250 Murrieta Rd., #365
Menifee, CA 92586
Phone: (951) 229-4365
billseaton949@gmail.com

ASSOCIATE MANAGER

David "Ski" Witzke

1311 Via Playa
Cathedral City, CA 92334
Phone: 760-567-1937
skisix01@gmail.com

**Refer to Map
on Page 15
for Zones
and Regions.**

Do We Have Your Correct Email Address?

Our Zone and Region leaders need to be able to communicate with you, and many of the email addresses we have on file are invalid (or missing entirely). If you did NOT join on our website, and/or are a long-time GSMOL member, it is possible that we don't have your correct email address. If this is likely in your case, please take a few minutes to send a quick email to — gsmolgoldenstate@gmail.com with a message such as "Verifying my email address" along with your name and member number (your member number is in the address space on the front cover of this magazine under the words "Periodical Dated Material").

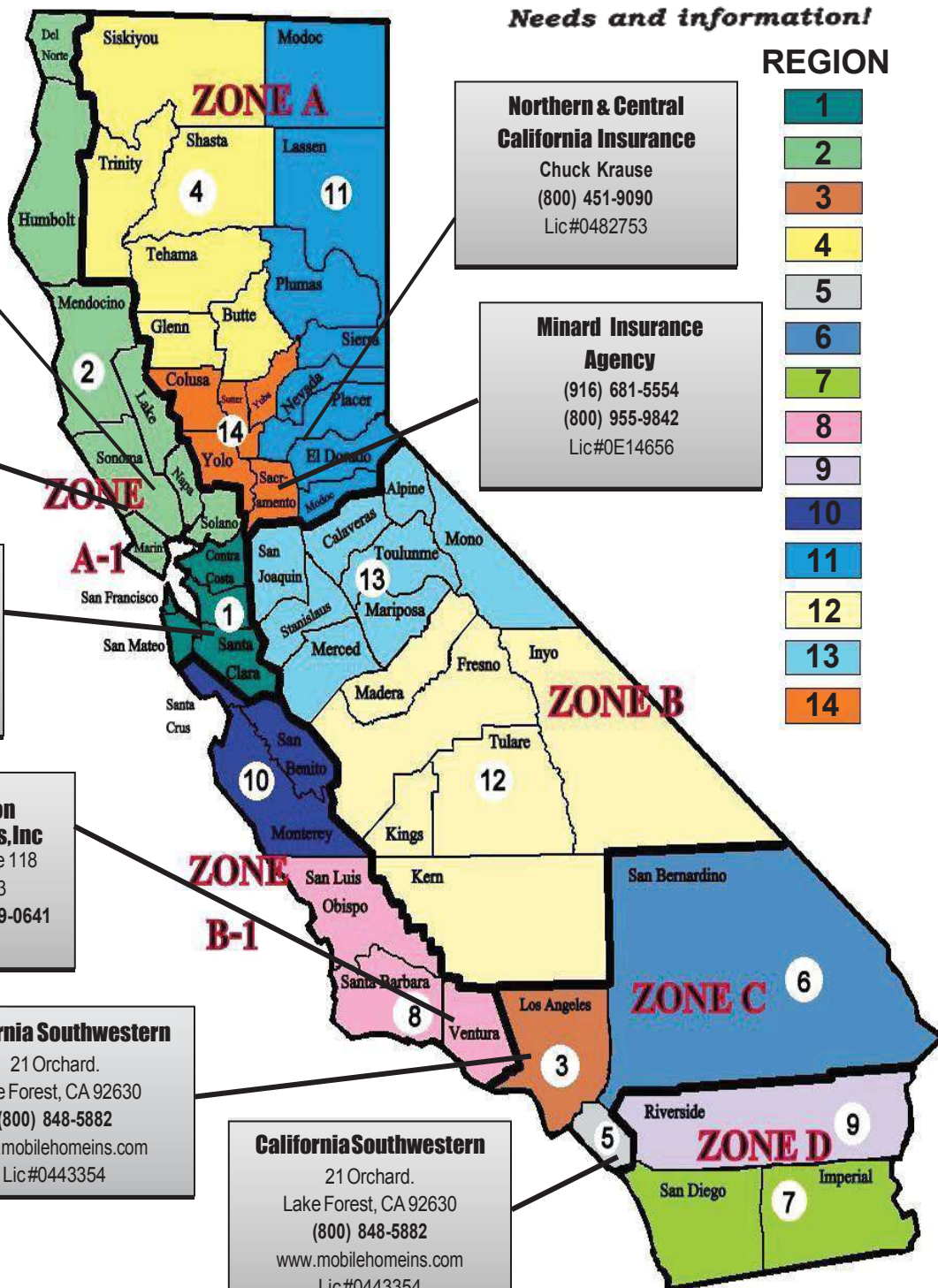
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REGION

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To contact us call (619) 544-0123 or visit our website at www.asklawgroup.com.